

Development Services Department NEWSLETTER - Volume 2, Issue 1



"Development Services...guiding today, shaping tomorrow."

Administration · Planning · GIS
Codes · Community Development · MTPO

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Since January 2012, the Development Services Department has transitioned into a comprehensive department to streamline the development process. During last year's retreat, all staff created a strategic plan for the department, a mission statement, and guiding principles to follow as we accomplish our goals through the next few years.



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The overall mission of this department is: "The Johnson City Development Services Department is committed to a comprehensive approach to guide and shape quality development in our region."

Our guiding principles in achieving this mission are as follows: 1) Responsiveness and Exceptional Service; 2) Fairness and Impartiality; and 3) Integrity and Professionalism.

During this year's retreat, staff reviewed the goals set, evaluated accomplishments, and set additional goals for the future. City staff also reviewed the results of The National Citizen Survey, discussed ways to address the concerns of cleanliness, preservation of green space, overall appearance of Johnson City, and how to approach downtown revitalization.



"Tell me and I forget, teach me and I may remember, involve me and I learn."
— Benjamin Franklin

Planning/GIS

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Latest Neighborhood Plan Completed

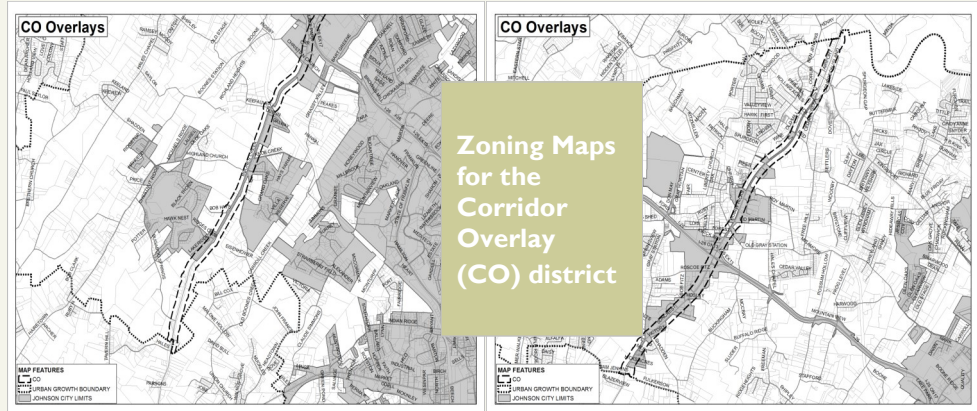
The Strawberry Field Neighborhood Plan was completed in December. The plan addresses the concerns of neighborhood residents and property owners in an attempt to preserve the livability and long-term viability of this neighborhood.

Strawberry Field

A Strategic Neighborhood Plan
2012

Strawberry Field Neighborhood Association President
Bryon Weems

Authors:
Angie Charles & Corey Shepherd
Map:
Amesha Whitt



GIS



Ann Howland

GIS Analyst

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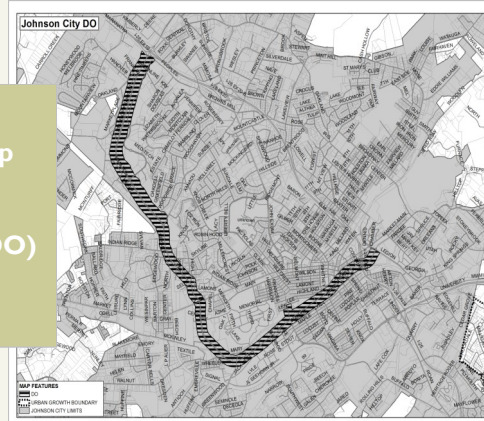


Amesha Whitt

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Zoning Map
for the
Design
Overlay (DO)
district



On Thursday, February 7th, our Development Services Department participated in the 2013 Career Fair at The Mall at Johnson City. Diane Bradley, Community Development Division, serves on the Chamber of Commerce Workforce Education Council, which sponsored the Career Fair. This event is designed to showcase a diverse array of careers to 8th-11th grade students and adults in our community, in addition to highlighting the educational opportunities available. The event featured careers in "clusters"- healthcare, professional, technology, marketing, manufacturing, and services. Our staff spoke with interested parties about their profession, educational background, and skill set needed, etc.

Codes



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Codes

Promotion



Kim Woodhams was promoted to Codes Enforcement Officer II, in December, 2012, after passing tests administered by the ICC (International Code Council) to become certified as a Property Maintenance and Housing Inspector and Zoning Inspector. These tests covered material in the 2012 International Residential Code, 2012 International Property Maintenance Code, 2012 International Zoning Code, and the 2002 Legal Aspects of Code Administration Code. The certifications are current for 3 years and will be renewed by obtaining continuing education credits on building trades, zoning issues, legal issues, and updates.



2012 Building Codes -

The 2012 Codes Review Committee has been established with 10 volunteers:

seven from the development and building community, and three city staff. Their first meeting is scheduled for Friday, March 8, 2013, at 10:00 a.m. The committee will be reviewing the 2012 International Codes for adoption in 2013.

- The Board of Dwelling Standards and Review determines whether dwellings are fit for human habitation and requires specific remedial measures necessary for dwellings designated as unfit.

BOARD SPOTLIGHT

Members of the
Board of Dwelling
Standards and Review

John F. Hunter II

Jenny Lockmiller

Teresa McAdams

Mike Sluder

Charles Spencer

Community Development

Community Development



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Neighborhood Redevelopment Plan Updates

The Community Development division will continue updates of residential property conditions in target neighborhoods over the next couple of months. Plans are to update information in the original neighborhood redevelopment plans for the Pine Grove and Mountain Home Neighborhoods in February and March. Plans have already been updated for Southside, West Davis Park and Carnegie in recent months. Plans are to have meetings with those neighbor-

hood organizations to prioritize problem properties for redevelopment over the next year to eighteen months through rehabilitation, reconstruction and stimulating new housing construction on open lots. For more information on this initiative, please contact Steve Baldwin, Community Development Coordinator at 434-6291 or sbaldwin@johnsoncitytn.org

City Receives Emergency Solutions Grant for Homeless

The Community Development division was recently made aware by the Tennessee Housing Development Agency that they have been approved for an Emergency Solutions Grant in the amount of \$135,435 for program year 2013, beginning early March and running through February 2014. These funds will provide assistance to homeless and at-risk households in the City with shelter and a diverse number of

support services through program contracts with seven community service non-profit agencies. These agencies include: Good Samaritan Ministries, Safe Passage Domestic Violence Shelter, the Salvation Army Center of Hope, the ETSU Downtown Clinic/Day Center, Keystone Dental Clinic, the Dispensary of Hope, and the Johnson City Schools Homeless Education Program. For more information on this

grant program, please contact Diane Bradley, Community Development Program Manager at dbradley@johnsoncitytn.org or 434-6293.

City's Community Development Coordinator Appointed to State Advisory Board

Community Development Coordinator, Steve Baldwin, has been appointed as the Local Government Representative by the Tennessee Housing Development Agency Board to serve a two-year term on the Homebuilders Advisory Board. The ten member board is made up of persons from the residential development sector across the state and will serve in an advisory capacity regarding residential development issues, programs, and also uses of both existing and potential revenues to the full THDA Board.

The Affordable Housing Landscape– Winter 2012 / 2013 (December 2012 - February 2013)

Households Assisted into Homeownership	2
Homeowners Assisted with Rehabilitation:	
• Emergency (under \$10,000)	2
• Substantial (\$10,000 – 25,000)	2
Homeowners Assisted with Reconstruction of Homes	1
Acquisition/Rehabilitation of Rental Units	0
Infrastructure Construction Continues on the Village at King Springs Subdivision:	
• Single-family units	17
• Senior multi-family units	24

MTPO

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Metropolitan Transportation Planning Organization (MTPO)

Public Notice and Comment for Draft 2040 Long Range Transportation Plan

The Draft 2040 Long Range Transportation Plan (LRTP) is available for a 30-day public comment period (**February 3, 2013 – March 5, 2013**). The Johnson City MTPO Area Draft 2040 Plan is presented

as a tool to guide the development of transportation facilities throughout the MTPO area in order to improve the standard of travel for all area citizens. The LRTP includes both long-range and short-range strategies/actions that can lead to the development of an integrated multimodal transportation system to facilitate the safe and efficient movement of people and goods in addressing current and future transportation demand. Please use this opportunity to share with us your comments regarding the draft LRTP. The goal of the LRTP is to provide safe and secure roads, reduce traffic congestion, improve access, and enhance opportunities for economic development through improvements to all transportation modes.

[Draft 2040 Long Range Transportation Plan](#)
[Online Comment Sheet](#)

* if you experience difficulty with links, please refer to website

You may view the Draft 2040 LRTP by selecting the link above or copies of the Draft LRTP are available at the following locations:

Carver Recreational Center 322 West Watauga Avenue Johnson City, TN 37604	Johnson City Public Library 100 West Millard Street Johnson City, TN 37604	Jonesborough Town Hall 123 Boone Street Jonesborough, TN 37659
Johnson City MTPO 137 West Market Street Johnson City, TN 37604	Elizabethton Housing Authority 910 Pine Ridge Circle Elizabethton, TN 37643	Washington Co./Jonesborough Library 200 Sabin Drive Jonesborough, TN 37659
Development Services Department Johnson City Municipal Building 601 East Main Street Johnson City, TN 37605	Elizabethton City Hall 136 Sycamore Street Elizabethton, TN 37643	Town of Unicoi 3600 Unicoi Drive Unicoi, TN 37692

If you have any questions, comments, or would like more information please call (423) 434-6272.

www.jcmpo.org

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BBC – Board of Building Codes, 1st Tuesday @ 4 p.m., only as needed

BDSR – Board of Dwelling Standards, 4th Thursday @ 7 p.m., no meetings in Nov. and Dec.

BZA – Board of Zoning Appeals, 2nd Tuesday @ 9 a.m.

HZC – Historic Zoning Commission, 4th Tuesday @ 5:30 p.m.

H/CD – Housing & Community Development Citizens Advisory Board, 4th Thursday @ 12 p.m., no meetings in June or Dec.

JCNPSC – Johnson City Neighborhood Partnerships Steering Committee, 4th Tuesday @ 11:30 a.m.

JCRPC – Johnson City Regional Planning Commission, 2nd Tuesday @ 6 p.m.

Announcements and Upcoming Events



- The Development Services Department Open House was held on Friday, December 7, 2012. The Open House was a great opportunity for the development community and organizations to meet the staff and get acquainted with the functions of the new department. In case you were unable to attend, don't worry, we've decided to make this an annual event!
- At the January 3, 2013, City Commission meeting, Sheila Cox and Jamie Harris were appointed to the Historic Zoning Commission.
- At the February 21, 2013, City Commission meeting, **Ordinance 4473-12 was passed at third reading to amend Article III, Nonconforming Provisions of the Zoning Ordinance of Johnson City, Tennessee concerning grandfathering of existing structures.** [Click here](#) for an updated copy.
- Also at the February 21, 2013, City Commission meeting, **Ordinance 4475-12 was passed at third reading to amend the Zoning Maps for the removal of the City-County Overlay (CCO) district and the replacement with the Corridor Overlay (CO) district** (properties located on Boones Creek Road, from the Urban Growth Boundary at Hales Road to Christian Church Road; and Bobby Hicks Highway from Urban Growth Boundary at Sam Jenkins Road to Urban Growth Boundary, just passed Kingsport Highway) and **Ordinance 4478-13 was passed at third reading to amend the Zoning Map for the removal of the Highway Corridor Overlay (HCO) district and the replacement of the Design Overlay (DO) district** (properties located along the State of Franklin Corridor, and also on the designated properties located on a portion of the University Parkway Corridor). See Zoning Maps on Planning/GIS, p.2.
- **Spring JC101-** Development Services Department will be hosting classes on Tues., March 19th- Community Development and MTPO divisions; and Tues., April 9th- Planning, GIS, and Codes divisions. The City of Johnson City is accepting applications for the spring 2013 class of JC101, an adult educational program designed to enhance citizen awareness and understanding of government's role in the community. This eight-week program on the basics of government includes presentations, tours, and question-and-answer periods. Classes will meet at various locations throughout the City from 6 until 9 p.m. on Tuesdays beginning March 5. Applications are available at the Municipal and Safety Building, by calling 434-6022, and can be downloaded [here](#). There will be a fall 2013 class of JC101 too!



Sign up for
our newsletter

...or tell us what you think! Comments, Concerns, Questions....

Send to: dkingdaniels@johnsoncitytn.org



The Development Services Newsletter is a quarterly publication designed by the department.
Editor: Dustin V. King Daniels

Check out our new web page!
www.johnsoncitytn.org